WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Lesa C. Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 3/31/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/04/03 13:04 2pgs
Fees:13.00 Taxes:368.15

20030904-0128632

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lesa C. Cook	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	150-11-116
(NAME)	(NAME)	
3300 Towneship Road	PO Box 146	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy W. Brown and wife, Kathy Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lesa C. Cook, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Towne Village of the Country, Section III, of record in Plat Book 5200, Page 268 and 269, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy W. Brown and wife, Kathy Brown, by deed of record in Book 8130, Page 796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Billy W. Brown by Kathy Brown as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. X, in the Register's Office for Davidson County, Tennessee. Billy W. Brown and Billy Brown being one and the same.

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unimproved ☐
This is improved ☒ property, known as 3300 Towneship Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of September, 2003.

X Billy W. Brown
Billy W. Brown by Kathy Brown his attorney in fact

X Kathy Brown
Kathy Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Brown with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the 2nd day of September, 2003, before me personally appeared Kathy Brown, the person who executed the foregoing instrument on behalf of Billy W. Brown and who acknowledged that she executed the same as the free act and deed of the said Billy Brown, through Power of Attorney granted her by the said Billy W. Brown. Billy W. Brown and Billy Brown being one and the same.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2003.

Commission expires: May 28, 2006

Victor Hazelwood
Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006